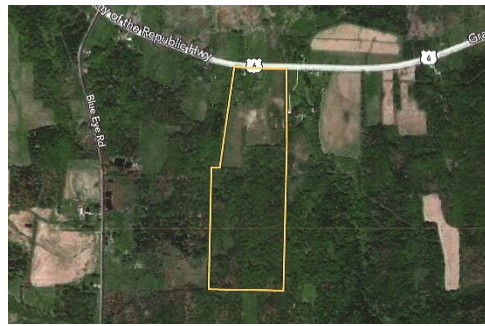


Public Online/Phone Real Estate Auction

Tuesday June 4, 2024 @ 7 PM

66 +/- Ac. Farm • 2 Gas Wells • ½ Wooded, Balance Tillable/Pasture
2 Story, 3 Bedrm, 1½ Bath Home • Free Gas

40841 Route 6, Columbus, PA 16405 – Columbus Twp., Warren County PA



Directions: Along Route 6 between Corry and Columbus, Across from State Game Land 306.

Property Description: Frame Gothic Gingerbread style, 2 story, 3 bdrm., 1½ bath. dwelling, Includes Refrigerator, Range, Dishwasher, Washer/Dryer, Garbage disposal & microwave.

1st Floor: Lg. Living Room, Kitchen, Dining Rm, Lg. additional multi use room. Office and Half bath. Brick Fireplace for wood; Solid Wood floors. House was remodeled w/ new kitchen and island.

2nd Floor: 3 bedrooms, full bath, Extra center muti use/bedroom w/ closets.

Salvage damage: Most copper pipes, wiring, radiators, and water heater were stolen out of house, but no structural damage.

Barn: Lg. bank barn was destroyed in recent storm.

Terms: 10% Down payment required within 3 days after auction, Balance on or before July 19, 2024, Transfer taxes to be paid by the buyer; Real Estate taxes to be prorated. **Annual taxes: \$1419.**

Open House: Sat. May. 18, 12 to 3 pm. or call your Realtor for a showing.

Attention Realtors: 2% broker participation offered to Realtors with pre-registered successful buyer. See website for details.

Bidding: Beiler Campbell Website or Conference line phone bidding, Call auctioneer Noah Shirk @ 717-354-0192 for registering and bidding instructions.

Auctioneer Note: This is a historic country property w/ a well-built 2 story house built in 1843 w/ ¾ basement. 2 Sets of stairs, Gingerbread style decor exterior, and a beautiful creek flows through property. It was a Historic stagecoach stop in the 19th century. An excellent property for the farm and ranch outdoors man, including excellent, plentiful small and big game hunting with state game land across the street. 2 Gas wells w/ storage tank and gas piped to the house for free use. See website for more pictures.

Excellent opportunity for greenhouse vegetable and flower production. General farming or hunting camp. Only 45 min. from Lake Erie for fishing or recreation. Amish Communities & convenient shopping nearby. Not responsible for accidents or injury. All information is deemed to be accurate but not guaranteed.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneer:

Noah Shirk AU# 005928 717-354-0192

Seller: John Cassel

Attorney:

Glick, Goodley, Deibler, Fanning

Ph. 717-354-7700

QR code for bidding



